

COUNTY OF SAN DIEGO TRACT 5566

TENTATIVE MAP
HAWANO SUBDIVISION

(CULTURAL RESOURCES)

GP1. ARCHAEOLOGICAL MONITORING: [DPW, PDCI] [DPLU, PCC] [PC] [DPLU, FEE X2]

Intent: In order to comply with Mitigation Monitoring and Reporting Program pursuant to 3100 5566 (TM), a Cultural Resource Grading Monitoring Program shall be implemented. **Description of Requirement:** The County approved 'Project Archaeologist,' Native American Monitor, and the DPLU Permit Compliance Coordinator (PCC), shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the grading monitoring program. The Project Archaeologist (and Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources. **Documentation:** The applicant shall have the contracted Project Archaeologist and Native American attend the preconstruction meeting to explain the monitoring requirements. **Timing:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **Monitoring:** The [DPW, PDCI] shall invite the [DPLU, PCC] to the preconstruction conference to coordinate the Cultural Resource Monitoring requirements of this condition. The [DPLU, PCC] shall attend the preconstruction conference and confirm the attendance of the approved Project Archaeologist.

(PALEONTOLOGICAL RESOURCES)

GP2. PALEONTOLOGICAL MONITORING: [DPW, PDCI] [PDS, PCC] [PC] [PDS, FEE X2]

Intent: In order to comply with Mitigation Monitoring and Reporting Program pursuant to 3100 5566(TM), a Paleontological Resource Grading Monitoring Program shall be implemented. **Description of Requirement:** The County approved Project Paleontologist, and the PDS Permit Compliance Coordinator (PCC), shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the grading monitoring program. The Project Paleontologist shall monitor during the original cutting of previously undisturbed deposits for the project, both on and off site, the Qualified Paleontological Resources Monitor shall be on-site to monitor as determined necessary by the Qualified Paleontologist. The grading monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources. **Documentation:** The applicant shall have the contracted Project Paleontologist attend the preconstruction meeting to explain the monitoring requirements. **Timing:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **Monitoring:** The [DPW, PDCI] shall invite the [PDS, PCC] to the preconstruction conference to coordinate the Paleontological Resource Monitoring requirements of this condition. The [PDS, PCC] shall attend the preconstruction conference and confirm the attendance of the approved Project Paleontologist.

(BIOLOGICAL RESOURCES)

GP3. BREEDING SEASON AVOIDANCE: [DPW] [Grading Permit]

Intent: In order to mitigate for potential impacts to breeding or nesting migratory birds and/or burrowing owls that could occur during brushing, grading, and clearing activities. **Description of Requirement:** No brushing, grading, and clearing of vegetation shall occur during the breeding season for the burrowing owl and migratory birds (February 1 through August 31). **Documentation:** The grading permit shall include this note. **Timing:** This condition applies throughout the duration of the clearing and grading. **Monitoring:** The [DPW, PDCI] shall not allow any grading between February 1 and August 31.

GP4. BURROWING OWL SURVEY: [DPW] [Grading Permit]

Intent: In order to mitigate for potential impacts to the burrowing owl that could occur during brushing, grading, and clearing activities. **Description of Requirement:** During the allowed grading period (September 1 through January 31), a pre-construction survey shall be conducted to identify any active burrows in accordance with Section 3.0 of the County's adopted Strategy for Mitigating Impacts to Burrowing Owls in the Unincorporated County. Weed removal (by whacking, bush hogging, or mowing) shall be conducted as part of the pre-construction survey, under the guidance of a qualified biological monitor, to make all potential burrows more visible and to avoid injuring owls by burrow collapse.

As a component of this survey, cameras shall be used to verify whether burrows are occupied by burrowing owls.

- a. If burrowing owls are not detected during pre-grading surveys, based on Section 3.4.1.1 of the Burrowing Owl Strategy, the following shall be required:

- Following the initial pre-grading survey, the site must be monitored for new burrows each week until grading is complete.
- If burrowing owls were not found on the site during the pre-grading survey but are found to be using the site occasionally for roosting or foraging, they should be allowed to do so with no changes in the grading or grading schedule.
- If burrowing owls were not found on the site during the pre-grading survey but are found to be using the site repeatedly for roosting or foraging, the County's mitigation monitor should be notified and the portion of the site that has not been graded should be searched for burrows. If no burrow is found, only notification of the County's mitigation monitor is needed. If an active burrow is found, the procedures in section 3.4.1.2 of the Burrowing Owl Strategy must be followed.
- If a burrowing owl begins using a burrow on the site at any time after the initial pre-grading survey grading begins, procedures described in section 3.4.1.2 of the Burrowing Owl Strategy must be followed.
- Any actions other than these require the approval of the County, USFWS and CDFG.
- Burrowing owls may not be injured or killed.

- b. If owls are present, based on Section 3.4.1.2 of the Burrowing Owl Strategy, the following shall be required:

- If one or more burrowing owls are using burrows on or within 300 feet of the proposed grading, the County Mitigation Monitoring Coordinator should be contacted. The County Mitigation Monitoring Coordinator will contact the USFWS and CDFG regarding the eviction of the owls and collapse of the burrows, and will enlist the help of a County staff biologist to continue with the coordination

with the wildlife agencies and a qualified burrowing owl biologist regarding the burrowing owls. No grading shall occur within 300 feet of an active burrow.

- If the owl is using a burrow on the site and it is not the breeding season, the owl may be evicted as described in section 4.5.4 of the Burrowing Owl Strategy after a qualified burrowing owl biologist has ensured, by using a fiber optic camera or other appropriate device that no eggs or young are in the burrow. Eviction requires written concurrence from the USFWS and CDFG prior to implementation.
- If a burrow is being used and it is the breeding season, grading shall not occur within 300 feet of the burrow until the young have fledged and are no longer dependent on the burrow, at which time the burrowing owls can be evicted. Eviction requires written concurrence from the USFWS and CDFG prior to implementation.
- Grading closer than 300 feet may occur with concurrence from the USFWS, CDFG, and County Mitigation Monitoring Coordinator. This distance will depend on the burrow's location in relation to the site's topography and other physical and biological considerations.
- Burrowing owls may not be injured or killed.
- Burrowing owls are known to use open pipes, culverts, excavated holes, and other burrow-like structures at construction sites. Therefore, measures should be taken to discourage colonization or recolonization at the construction site by burrowing owls. Such measures include, but are not limited to, ensuring that the ends of all pipes and culverts are covered when they are not being worked on, and covering rubble piles, dirt piles, ditches, and berms.

Documentation: The results of the pre-construction survey must be immediately provided to the County Mitigation Monitoring Coordinator, CDFG, and USFWS prior to grading, and must be provided in writing. A written and signed pre-construction survey report must follow within 14 days of the survey or burrowing owl eviction and include maps of the project site and burrowing owl locations on aerial photos in the format described in the County's mapping guidelines. If owls are determined to be present within the burrows, the applicant shall submit wildlife agency concurrence for eviction, a written report of the passive relocation measures undertaken to preclude direct impacts to burrowing owl individuals, and the Project biologist shall certify that all owls have vacated any occupied burrows. **Timing:** A pre-construction survey shall occur no more than 30 days prior to commencement of brushing, grading, or clearing activities

Description of Requirement: A County approved biologist shall perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The Project Biologist shall also perform the following duties before construction to comply with the conditions of this Grading Plan and mitigation measure 27:

- Complete all required burrowing owl surveys, monitoring and follow-up according to the Burrowing Owl Strategy.
- Supervise and verify placement of temporary fencing of impact limits. The placement of such fencing shall be approved by the PDS, Permit Compliance Section.
- The Biologist shall attend the preconstruction meetings and other meetings to discuss burrowing owl avoidance requirements. Such meeting shall include the PDS Permit Compliance Section.

Documentation: The Biological Monitor shall prepare written documentation that certifies that the temporary fencing has been installed and that all construction staff has been trained on the site sensitive biological resources that are to be avoided. **Timing:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **Monitoring:** The [DPW, PDCI] shall invite the [PDS, PCC] to the preconstruction conference to coordinate the Biological Monitoring requirements of this condition. The [PDS, PCC] shall attend the preconstruction conference and verify the installation of the temporary fencing and approve the training documentation prepared by the biologist.

DURING CONSTRUCTION: (The following actions shall occur throughout the duration of the grading construction).

(BIOLOGICAL RESOURCES)

GP6. FUGITIVE DUST: [DPW] [Grading Permit]

Intent: In order to mitigate for indirect impacts to local wildlife due to fugitive dust, watering of unpaved surfaces shall occur during grading activities. **Description of Requirement:** Active construction areas and unpaved surfaces shall be watered per County standards to reduce potential indirect impacts caused by fugitive dust. **Documentation:** The grading permit shall include this note. **Timing:** This condition applies throughout the duration of the clearing and grading. **Monitoring:** The Permit Compliance Engineer (as defined in Section 87.420 of the County Grading Ordinance) shall provide documentation/evidence of compliance with each note in the regular reports required pursuant to Section 87.420(a) of the County's Grading Ordinance.

CP7. TEMPORARY FENCING FOR ERRANT CONSTRUCTION IMPACTS: [DPLU] [Grading Permit]

Intent: In order to prevent errant grading or clearing beyond the proposed construction limits that could impact sensitive vegetation communities or species intended for preservation. **Description of Requirement:** Orange construction fencing shall be installed around the approved limits of impacts to define the grading boundaries and prevent unintended impacts. **Documentation:** Grading plans shall include a note documenting this requirement. **Timing:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing. **Monitoring:** The Permit Compliance Engineer (as defined in Section 87.420 of the County Grading Ordinance) shall provide documentation/evidence of compliance with each note in the regular reports required pursuant to Section 87.420(a) of the County's Grading Ordinance.

GP8. CONSTRUCTION RESTRICTIONS: [DPW] [Improvement Plans and Building Permits]

Intent: In order to mitigate for potential indirect impacts to breeding or nesting birds (including raptors) that could be impacted by construction activities. **Description of Requirement:** Construction noise may not exceed 60 dB L_{eq} at any raptor or burrowing owl nest site. A pre-construction survey shall be conducted by a County-approved biologist to determine whether construction activities are located within 300 feet of ground dwelling raptor nests. Construction activities may not proceed within 300 feet of active ground dwelling raptor nests. This limitation may only be waived by the Director of DPLU if a noise report by a County-approved noise consultant certifies that noise levels would not exceed 60 dB L_{eq} at the nest site. If the noise report determines that noise mitigation measures such as noise barriers are necessary to bring noise levels to below 60 dB L_{eq} at the nest site(s), they shall be installed prior to starting construction. **Timing:** These restrictions shall be documented on all Project

improvement plans and building permits. Pre-construction surveys shall occur no more than 7 days prior to construction activities. If noise barriers or other noise mitigation measures are required, such measures shall be installed prior to commencement of any construction activities which occur within 300 feet of ground dwelling raptor nests. **Documentation:** The DPW shall ensure that improvement plans and building permits include a note documenting these requirements. The applicant shall prepare a pre-construction survey no more than 7 days prior to the commencement of construction activities to determine whether construction activities are proposed within 300 feet of ground dwelling raptor nests. If construction activities are proposed within 300 feet of ground dwelling raptor nests, the applicant shall provide a noise report prepared by a County-approved noise consultant specifying what mitigation measures, if any, are required to bring the noise level at the nest site(s) below 60 dB L_{eq}. If noise mitigation measures are required, the applicant shall provide evidence (e.g., photos) that demonstrates that the measures have been undertaken in accordance with the noise report. **Monitoring:** The DPW shall review improvement plans and building permits to ensure that the required notes have been included on the plans. The DPLU shall review the pre-construction survey, noise report, and evidence that noise minimization measures have been undertaken to ensure that the requirements specified by this measure have been adhered to.

(CULTURAL RESOURCES)

GP9. ARCHAEOLOGICAL MONITORING: [DPW, PDCI] [DPLU, PCC] [DPLU, FEE X2]

Intent: In order to comply with Mitigation Monitoring and Reporting Program pursuant to 3100 5566 (TM), and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **Description of Requirement:** The Project Archaeologist (and Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the following requirements during grading:

- During the original cutting of previously undisturbed deposits, the Project Archaeologist and Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist.
- In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist, in consultation with the Native American monitor, shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. At the time of discovery, the Project Archaeologist shall contact the DPLU Staff Archaeologist. The Project Archaeologist, in consultation with the DPLU Staff Archaeologist, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the DPLU Staff Archaeologist has concurred with the evaluation. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Project Archaeologist and approved by the Staff Archaeologist, then carried out using professional archaeological methods.
- If any human bones are discovered, the Project Archaeologist shall contact the County Coroner and the DPLU Staff Archaeologist. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the Project Archaeologist in order to determine proper treatment and disposition of the remains.
- The Project Archaeologist shall submit monthly status reports to the Director of Planning and Land Use starting from the date of the Notice to Proceed to termination of implementation of the grading monitoring program. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

Documentation: The applicant shall implement the grading monitoring program pursuant to this condition. **Timing:** The following actions shall occur throughout the duration of the grading construction. **Monitoring:** The [DPW, PDCI] shall make sure that the Project Archaeologist is on-site performing the Monitoring duties of this condition. The [DPW, PDCI] shall contact the [DPLU, PCC] if the Project Archaeologist or applicant fails to comply with this condition.

(NOISE)

GP10. TEMPORARY NOISE IMPACTS: [DPLU, PCC] [DPW, PDCI] [DPLU, FEE X1]

Intent: In order to comply with the County of San Diego Noise Ordinance 38.403, the following noise attenuation measures shall be implemented to

reduce the cumulative sound levels generated from project grading operations. **Description of Requirement:** If cumulative grading operations are simultaneously occurring at a shared property line where and occupied structure is located, construction equipment operations shall be relocated to a distance of 225 feet from the shared property line. **Documentation:** The applicant shall provide a letter of agreement to this condition. **Timing:** The following actions shall occur throughout the duration of the grading operations. **Monitoring:** The [DPLU, PCC] shall review the letter of agreement of this condition to demonstrate compliance with County construction noise standards (Noise Ordinance, Section 38.409).

(PALEONTOLOGICAL RESOURCES)

GP11. PALEONTOLOGICAL MONITORING: [DPW, PDCI] [PDS, PCC] [PC] [PDS, FEE X2]

Intent: In order to comply with Mitigation Monitoring and Reporting Program pursuant to 3100 5566(TM), and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources, a Grading Monitoring Program shall be implemented. **Description of Requirement:** The Project Paleontologist shall monitor during the original cutting of previously undisturbed deposits for the project, both on and off site, the Qualified Paleontological Resources Monitor shall be on-site to monitor as determined necessary by the Qualified Paleontologist. The grading monitoring program shall comply with the following requirements during grading:

- If paleontological resources are encountered during grading/excavation, the following shall be completed:
 - The Qualified Paleontological Resources Monitor shall have the authority to direct, divert, or halt any grading/excavation activity until such time that the sensitivity of the resource can be determined and the appropriate salvage implemented.
 - The Qualified Monitor shall immediately contact the Qualified Paleontologist.
 - The Qualified Paleontologist shall contact the County's Permit Compliance Coordinator immediately.
 - The Qualified Paleontologist shall determine if the discovered resource is significant. If it is not significant, grading/excavation shall resume.

- If the paleontological resource is significant or potentially significant, the Qualified Paleontologist or Qualified Paleontological Resources Monitor, under the supervision of the Qualified Paleontologist, shall complete the following tasks in the field:

- Salvage unearthed fossil remains, including simple excavation of exposed specimens or, if necessary, plaster-jacketing of large and/or fragile specimens or more elaborate quarry excavations of richly fossiliferous deposits;
- Record stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including a detailed description of all paleontological localities within the project site, as well as the lithology of fossil-bearing strata within the measured stratigraphic section, if feasible, and photographic documentation of the geologic setting; and
- Transport the collected specimens to a laboratory for processing (cleaning, curation, cataloging, etc.).

Documentation: The applicant shall implement the grading monitoring program pursuant to this condition. **Timing:** The following actions shall occur throughout the duration of the grading construction. **Monitoring:** The [DPW, PDCI] shall make sure that the Project Archaeologist is on-site performing the Monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Project Paleontologist or applicant fails to comply with this condition.

ROUGH GRADING: (Prior to rough grading approval and issuance of any building permit).

(PALEONTOLOGICAL RESOURCES)

GP12. PALEONTOLOGICAL MONITORING: [PDS, PCC] [RG, BP] [PDS, FEE].

Intent: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to 3100 5566(TM), and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources, a Grading Monitoring Program shall be implemented. **Description of Requirement:** The Project Paleontologist shall prepare one of the following letters upon completion of the grading activities that require monitoring:

- If no paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to the [PDS, PCC] stating that the monitoring has been completed and that no fossils were discovered,

final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

FINAL GRADING RELEASE: (Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).

(CULTURAL RESOURCES)

GP13. ARCHAEOLOGICAL MONITORING REPORT: [DPLU, PCC] [RG, BP] [DPLU, FEE].

Intent: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to 3100 5566 (TM), and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological Resources, a Grading Monitoring Program shall be implemented. **Description of Requirement:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archeological Monitoring Program if cultural resources were encountered during grading. The report shall include the following:

- Department of Parks and Recreation Primary and Archaeological Site forms.
- Daily Monitoring Logs
- Evidence that all cultural resources collected during the grading monitoring program have been submitted to a San Diego curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that archaeological materials have been received and that all fees have been paid.
- If no cultural resources are discovered, a brief letter to that effect must be submitted stating that the grading monitoring activities have been completed. Daily Monitoring Logs must be submitted with the negative monitoring report.

Documentation: The applicant shall submit the report to the [DPLU, PCC] for review and approval. **Timing:** Prior to the occupancy of any structure or use of the premises and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3), for 3100 5566 (TM), the final report shall be completed. **Monitoring:**

The [DPLU, PCC] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

GP14. PALEONTOLOGICAL MONITORING: [PDS, PCC] [RG, BP] [PDS, FEE].

Intent: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to 3100 5566(TM), and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources, a Grading Monitoring Program shall be implemented. **Description of Requirement:** The Project Paleontologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program if resources were encountered during grading. The report shall include the following:

- If paleontological resources were discovered, the Following tasks shall be completed by or under the supervision of the Project Paleontologist:
 - Prepare collected fossil remains for curation, to include cleaning the fossils by removing the enclosing material, stabilizing fragile specimens using glues and other hardeners, if necessary, and repairing broken specimens;
 - Curate, catalog and identify all fossil remains to the lowest taxon possible, inventory specimens, assigning catalog numbers, and enter the appropriate specimen and locality data into a collection database;
 - Submit a detailed report prepared by the Project Paleontologist in the format provided in Appendix D of the County of San Diego's Guidelines for Determining Significance for Paleontological Resources and identifying which accredited institution has agreed to accept the curated fossils. Submit TWO hard copies of the final Paleontological Resources Mitigation Report to the Director of PDS for final approval of the mitigation, and submit an electronic copy of the complete report in Microsoft Word on a CD. In addition, submit one copy of the report to the San Diego Natural History Museum and one copy to the institution that received the fossils.
 - Transfer the cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections, and photographs to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display, and submit Proof of Transfer of Paleontological Resources, in the form of a letter, from the director of the paleontology
- department of the accredited institution to the Director of PDS verifying that the curated fossils from the project site have been received by the institution."

- If no resources were discovered, a brief letter to that effect and stating that the grading monitoring activities have been completed, shall be sent to the Director of Planning and Land Use by the Project Paleontologist.

DOCUMENTATION: The applicant shall submit the letter report to the [PDS, PCC] for review and approval. **TIMING:** Prior to the occupancy of any structure or use of the premises in reliance of 3100 5566(TM), and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3) for the final report shall be completed. **MONITORING:** The [PDS, PCC] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

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TENTATIVE MAP

GRADING NOTES

SAN DIEGO

HAWANO SUBDIVISION

COUNTY OF SAN DIEGO, CALIFORNIA

Date:	DECEMBER 2011
Scale:	AS SHOWN
Drawn:	
Job:	095765000
Sheet	C-17
17 of 17 Sheets	

ENGINEER OF WORK

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